

What should I do
if I experience discrimination?

Call a civil rights agency right away.
Remember to document your housing
situation. Keep records of who you
speak to, copies of any advertisements
you responded to, and any information
you were able to get about the rental.

Here is who to contact
about your fair housing rights:

- **Seattle Office for Civil Rights**
810 Third Avenue Suite 750
Seattle, WA 98104-1627
206-684-4500, TTY 206-684-4503
www.seattle.gov/civilrights
- **King County Office
of Civil Rights**
Yesler Building
400 Yesler Way, Room 260
Seattle, WA 98104-2683
206-296-7592, TTY 206-296-7596
civil-rights.OCR@kingcounty.gov
www.kingcounty.gov/civilrights
- **City of Bellevue
Code Compliance**
450 110th Avenue NE
P.O. Box 90012
Bellevue, WA 98009
425-452-4570
codecompliance@bellevuewa.gov
[www.bellevuewa.gov/
reportproblem.htm](http://www.bellevuewa.gov/reportproblem.htm)

If you participate in
the Section 8 Programs,
(including Housing
Choice) you are
protected from
discrimination.

Landlords and
property managers
in Seattle, Bellevue
and unincorporated
King County cannot
discriminate against
you just because you
are on Section 8.

This brochure outlines
your fair housing
protections.

Alternate formats available



Your Housing Rights and Section 8 Programs



Seattle Office for Civil Rights
King County Office of Civil Rights
City of Bellevue Code Compliance

What are my rights?

In Seattle, Bellevue and unincorporated King County, people who participate in Section 8 Programs are protected from discrimination by landlords, property managers, Housing Authorities, and others involved in real estate. The Section 8 protections include participants in the Housing Choice Voucher program and residents who live in units that receive Section 8 rental subsidies.

Section 8 participants and others are also protected by laws that make it illegal to discriminate in housing based on race, national origin, sex, disability, parental status, and other protected classes.

You can find out if your building receives Section 8 rental subsidies on the internet at www.hud.gov/apps/section8/. You can also call your local civil rights agency.

How can I protect my rights?

- Disclose your Section 8 status after you decide you want to rent the property. Start with questions about the property instead of immediately asking, "Do you take Section 8?"
- Take your voucher with you when you shop for a rental. The "TTP" on the voucher verifies the tenant's share of the rent and can be used to calculate the income-to-rent ratio.
- Do not move into a property unless it has been inspected and approved by the Housing Authority.
- Keep a log of your property search.

Does this law cover all properties in Washington state?

No. In Washington, only housing located inside the city limits of Seattle and Bellevue, or in unincorporated parts of King County, are covered. Housing located elsewhere in Washington state does not include Section 8 protection. This means that housing providers in other parts of the state can refuse to accept Section 8 vouchers.

How do I know if someone is discriminating against me?

Call a civil rights agency if landlords or property managers:

- Refuse to allow a Section 8 inspection of the rental.
- Say they will not sign your Section 8 lease.
- Require you to have a job to qualify.
- Refuse to accept your security deposit.
- Say they want cash instead of the security deposit.
- Claim they accept only month-to-month tenancies.
- Claim they don't offer one year leases.
- Refuse to consider you because you make less than three times the full rent.
- Charge you more rent than they charge other tenants for the same type of rental.
- Require you to agree to a side deal.



Does a landlord have to rent to anyone on Section 8?

No. A housing provider can decide if a tenant qualifies for a rental, so long as the qualifications do not keep out people just because they are on Section 8.



For example, the Housing Authority will **not** approve a rental unless the rent is reasonable and affordable. Your application can be denied if the property owner is unwilling to negotiate a rent within an affordable limit. A landlord or manager also can turn you down because:

- You have a bad credit history.
- You have a criminal record.
- You have been evicted for non-payment of rent or damage to previous housing.
- You cannot pay the security deposit.
- The housing authority refuses to approve the property because it is not affordable or fails to meet minimum housing quality standards.

Section 8 residents are expected to comply with lease and program requirements, to pay rent on time, and to maintain the rental in good condition. The housing provider is expected to provide services according to the lease and to maintain the apartment in a decent, safe and sanitary manner.